

4-ACRE LAND OPPORTUNITY

506 E BURGESS RD | PENSACOLA, FL 32504

OFFERING MEMORANDUM

An aerial photograph of a suburban neighborhood. A large, irregularly shaped lot in the foreground is outlined with a white line. This lot is densely wooded with green trees. To the left of the lot is a multi-lane road with a bridge crossing a small waterway. To the right and in the background, there are various commercial buildings, parking lots, and residential houses. The sky is blue with some light clouds.

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS



Prime Development Opportunity: ±4 acres of high-potential land in a rapidly growing Pensacola corridor.



Zoned Commercial: Flexible zoning supports multifamily, hotel, mixed-use, retail, office, and other commercial uses. 1.0 within the commercial (C) future land use category and 2.0 within mixed-use urban (MU-U), with a density of 25 dwelling units per acre. Max Building Height 150 feet.



High-Density Residential Potential: Allows up to 25 dwelling units per acre, enabling development of up to 100 residential units (subject to approvals).



Exceptional Visibility & Access: Direct frontage and visibility to Interstate 110 with over 80,000 vehicles per day providing built-in exposure—ideal for multifamily, hospitality, or commercial use.



Utilities Reported Nearby: : Based on preliminary review, public water and sewer appear to be in the area. Buyer to verify utility access and capacity with providers.



Strategic Location: Quick access to Pensacola International Airport, University of West Florida, and downtown Pensacola. Nearby national retailers, dining, and employment centers.



ZONING INFORMATION

ZONING SUMMARY:

Zoning Jurisdiction: Escambia County, FL

Zoning District: COM – Commercial

Future Land Use: Commercial (C) / Mixed-Use Urban (MU-U)

The COM (Commercial) zoning district in Escambia County is designed to support a broad range of general commercial uses—including retail, hospitality, office, and select residential types. With a generous maximum building height of 150 feet and a Floor Area Ratio (FAR) of up to 2.0 in qualifying land use areas, COM zoning offers strong development flexibility for mid- to high-intensity projects. All operations are intended to be indoors to minimize impacts on adjacent properties, helping maintain a balanced and vibrant commercial environment.

PERMITTED USES:

- Retail, Restaurant, Office
- Hotel / Motel, Gas Station
- Public Service Facilities
- Housing: Single, Multi-Unit, Group, and Mobile Home Park

DEVELOPMENT STANDARDS:

- FAR: 1.0 (Commercial FLU) | 2.0 (Mixed-Use Urban FLU)
- Residential Density: Up to 25 DU/acre
- Max Building Height: 150 ft
- Site Coverage:
 - Max impervious/semi-impervious: 85%
 - Min pervious: 15%
- Setbacks:
 - Front: 15 ft
 - Side: 10 ft (+2 ft for each 10 ft above 35 ft)
 - Rear: 15 ft
- Minimum Lot Size: None

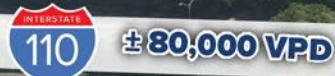
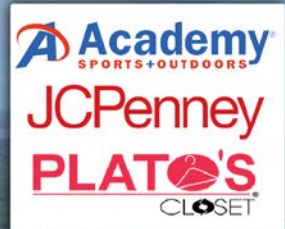
ZONING INTENT & INVESTMENT NOTES:

- Supports higher-intensity commercial development
- Indoor operations help preserve surrounding property values
- Limited residential allowed to retain commercial land supply
- Height and FAR enable vertical development potential
- Prime for investors seeking flexibility and density in a strategic location





**PENSACOLA
INTERNATIONAL AIRPORT**
± 3.6 MILES AWAY



CREIGHTON RD ± 22,000 VPD





Walmart
Supercenter

TARGET
KOHLS
Publix

LOWE'S
THE HOME DEPOT

BJS
Live Generously.
Academy
SPORTS+OUTDOORS
JCPenney

+ HCA FLORIDA WEST HOSPITAL
515 BEDS

INTERSTATE
10
±81,000 VPD

20th Anniversary
Splash
CITY ADVENTURES
Family Entertainment Center

SUBJECT
PROPERTY

TJ-MAXX HOBBY LOBBY
HomeGoods BEALLS
Live Life Local
PETSMART HAVERTYS
FURNITURE - EST 1885

Walmart
Supercenter
Winn-Dixie

AMC

sam's club ASHLEY
BARNES & NOBLE LOWE'S

+ ASCENSION SACRED HEART PENSACOLA
566 BEDS

Ford KIA
HYUNDAI
Jeep

PENSACOLA
INTERNATIONAL
AIRPORT

95

±80,000 VPD

INTERSTATE
110

±39,000 VPD

Walmart
Supercenter
LOWE'S
THE HOME DEPOT
ALDI
ROSS
DRESS FOR LESS
DISCOUNT
TIRE
W
Popeye's
WINGS

CORDOVA MALL
Dillard's
H&M
belk
ROSS
DRESS FOR LESS
LIVE WELL
OLD NAVY
SEPHORA
WORLD MARKET
COST PLUS
BEST BUY
CAVA
CHICK-FIL-EE
CHIPOTLE
Bath & Body Works
DICK'S
SPORTING GOODS



MARKET OVERVIEW

PENSACOLA, FL

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HOLIDAY INN EXPRESS & SUITES

Pensacola, Florida, located in the westernmost part of the Florida Panhandle, offers a unique blend of rich history, natural beauty, and vibrant culture. Known for its stunning white sandy beaches, Pensacola boasts some of the most picturesque shorelines in the Gulf Coast region, attracting sun-seekers, water sports enthusiasts, and nature lovers alike. The city's historic downtown area, with its well-preserved Spanish colonial architecture and charming streets, provides a glimpse into its past as one of the oldest European settlements in the United States. Visitors can explore landmarks such as the Pensacola Lighthouse and Museum, the National Naval Aviation Museum, and Fort Pickens, immersing themselves in the area's maritime and military history. In addition to its historical and natural attractions, Pensacola offers a diverse array of cultural experiences and culinary delights. The city's vibrant arts scene is evident in its numerous galleries, theaters, and music venues, showcasing local talent and international performances. Festivals and events, such as the Pensacola Seafood Festival and the Pensacola JazzFest, highlight the city's lively atmosphere and community spirit. With a range of dining options ranging from fresh seafood to Southern comfort food, Pensacola tantalizes the taste buds of residents and visitors alike, making it a must-visit destination for those seeking a blend of history, culture, and coastal charm.

ECONOMY

Pensacola's major economic industries include aerospace & defense and tourism. The city has a proud military heritage, thanks to the Naval Air Station. In addition to being the "Cradle of Naval Aviation," the Pensacola Bay Area is proud to call itself home to the renowned Blue Angels, officially known as the U.S. Navy Flight Demonstration Squadron. Nestled on Florida's Gulf Coast, the city has long been known as a great place to bring your family for a vacation. Today, Pensacola's rapidly becoming recognized for its vibrant downtown, its outstanding and diverse arts & culture opportunities, and as a place where businesses can grow and thrive. According to Forbes, Pensacola has a gross domestic product of \$20.6 billion.

Port of Pensacola: Strategically positioned along the Gulf of Mexico, is Northwest Florida's most diverse and business-focused deep-water port. Port Pensacola is a full-service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projection	21,054	132,401	240,829
2025 Estimate	19,843	125,044	229,539
2020 Census	18,712	116,426	217,381
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projection	3,869	27,052	52,992
2025 Estimate	3,626	25,644	50,580
2020 Census	3,985	25,793	49,508
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$167,520	\$142,322	\$120,430

EVENTS AND TOURISM

There are several annual festivals and events that drive tourism in Pensacola. The Pensacola Seafood Festival and The Pensacola Crawfish Festival held in the heart of historic Downtown have been held for nearly 30 years with live music acts. The Great Gulf Coast Arts Festival is held annually in November in Seville Square often drawing more than 200 regional and international artists as well as The Children's Art Festival which is held in the same park featuring art by children from the local area schools. Pensacon is an annual comic convention that is held in February and generates crowds close to 25,000 attendees from all around the world.

ATTRACTIONS

- **National Naval Aviation Museum:** Situated at the Pensacola Naval Air Station, the National Naval Aviation Museum is home to over 4,000 artifacts and more than 150 restored aircrafts from the Navy, Marine Corps, and Coast Guard. Guests can also experience the thrill of flight in the flight simulators available at the museum.
- **Pensacola Lighthouse & Maritime Museum:** Also located at the Pensacola Naval Air Station, visitors can climb 177 steps up the Pensacola Lighthouse and take in one of the most stunning views on the Gulf Coast. At the top of the lighthouse, guests can see Pensacola Pass, three historic forts, the Pensacola skyline, and the historic Navy Yard. The restored Keepers' Quarters is home to the Richard C. Callaway Museum, which houses exhibits on local history and the lighthouse itself.
- **Gulf Islands National Seashore:** The Gulf Islands National Seashore protects more than 5,000 acres of public land and more than 18,000 acres of water along 52 miles of gulf and bay shoreline around Pensacola. It is the ideal place for wildlife watchers, adventure seekers, and history buffs due to its abundant marine and terrestrial wildlife, endless opportunities for recreational activities, and the location of three historical forts.

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **506 E Burgess Rd, Pensacola, FL 32504** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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